

Chapter 7: Housing

Gross Rent

GROSS RENT

'Gross Rent' is defined as the contract rent plus the estimated average monthly cost of utilities (electricity, gas, water and sewer) and fuels (oil, coal, kerosene, wood, etc).

According to the Census Bureau, in 2000, there were a total of 379,290 renter households, an increase of 8.1% since 1990. The largest number of renter household paid \$500 to \$750

per month in gross rent, and accounted for 43% of all households, compared to only 19% in 1990.

Between 1990 and 2000, the largest increase was in the number of renter households that paid \$750 to \$1,000 in gross rent. In 2000, there were 57,792 such households compared to 14,496 in 1990.

Table 7.10

Renter Households by Gross Rent

	Units		% of total	
	2000	1990	2000	1990
Total Renter Households	379,290	350,978	100%	100%
\$0 to \$300 Rent Paid	19,707	74,691	5%	21%
\$300 to \$500 Rent Paid	108,224	178,033	29%	51%
\$500 to \$750 Rent Paid	163,156	68,023	43%	19%
\$750 to \$1,000 Rent Paid	57,792	14,496	15%	4%
\$1,000 or more Rent Paid	30,411	15,735	8%	4%

Change in Renter Households by Gross Rent

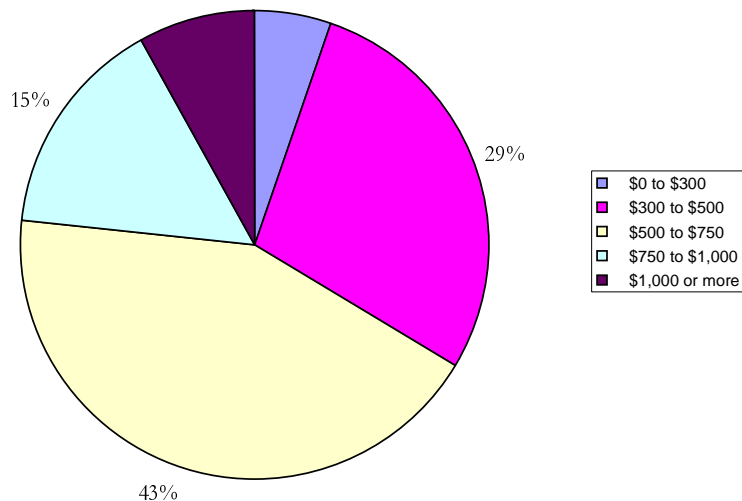
	Units		#	%
	2000	1990	change	change
Total Renter Households	379,290	350,978	28,312	8%
\$0 to \$300 Rent Paid	19,707	74,691	-54,984	-74%
\$300 to \$500 Rent Paid	108,224	178,033	-69,809	-39%
\$500 to \$750 Rent Paid	163,156	68,023	95,133	140%
\$750 to \$1,000 Rent Paid	57,792	14,496	43,296	299%
\$1,000 or more Rent Paid	30,411	15,735	14,676	93%

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Figure 7.15

Gross Rent: 2000

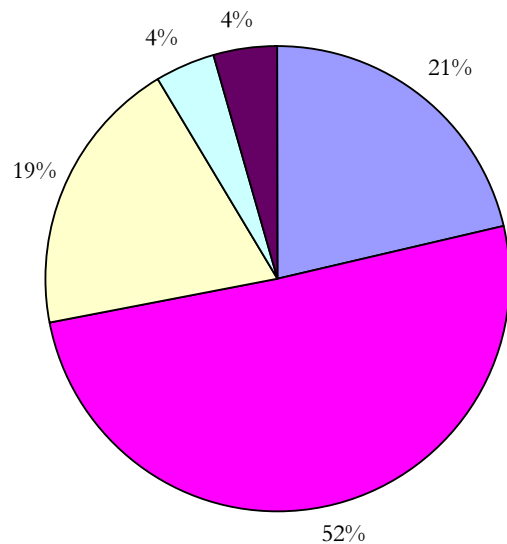


Gross Rent \$0 to \$300

In 2000, only 5% of all renter households paid rent less than \$300 a month for rent, a substantial decrease from 21% in 1990.

In 1990, renter households paying less than \$300 in rent were numerous in the north central, southeast, and southwest parts of the City. The Super Neighborhoods with the highest counts of such households were Gulfton, Sharpstown, and Greenspoint, each of whom had over 3,500. Nine other Super Neighborhoods had counts of 1,800 or more such households. By 2000, only Greater Fifth Ward had numbers of this magnitude. 1,796 renter households there paid \$300 or less. Greater Third Ward and Northside/Northline were the only other Super Neighborhoods with more than 1,000 such renter households.

Gross Rent: 1990



Gross Rent \$300 to \$500

In 2000, 29% of all renter households paid rent between \$300 to \$500, a significant decrease from 51% in 1990.

In 2000, the largest counts of renter households in this rent range were found in Greenspoint, Sharpstown, and Gulfton, the only three Super Neighborhoods to have over 4,000 such households. Large numbers were found throughout the north-central, southwest, and southeast portions of the City.

In 1990, much the same geographic areas had high numbers of renter households paying \$300 to \$500 in rent, but counts were much greater. Fourteen Super Neighborhoods had more than 4,000 renter households in this rent range, with the three highest counts found in Alief, Sharpstown and Woodlake/Briar Meadow, all with 8,200 or more.

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Gross Rent \$500 to \$750

Renter households in this range showed a substantial increase in number, 139.9%, from 1990 to 2000. 1990 saw 68,023 such renter households, 19.4% of the total renter households, while in 2000 there were 163,156, 43.0% of the total. Renter households paying rent in this range are found all throughout the western half of the City as well as in the southeast and Clear Lake. This geographic pattern was much the same in 1990 as in 2000, although counts of households were much higher in 2000.

The highest counts of renter households paying \$500 to \$750 in rent in 2000 were in the Sharpstown, Woodlake/Briar Meadow, and Alief Super Neighborhoods. All had over 9,000 such households. Ten other Super Neighborhoods also had counts over 4,000. By contrast, in 1990, only three Super Neighborhoods had renter household counts over 4,000: Greater Uptown, Woodlake/Briar Meadow, and Alief.

Gross Rent \$750 to \$1,000

In 2000, renter households paying \$750 to \$1,000 in rent accounted for 15% of all renter households in the City, representing a tremendous increase from 4% in 1990.

Although there were almost four times the numbers of renters in this category in 2000 that there were in 1990, there were no major changes in geographic distribution. High counts of such households in both years were found in Kingwood, Clear Lake, and

throughout the western half of the City. In 2000, Alief, Woodlake/Briar Meadow and Greater Uptown had the highest counts of renter households paying \$750 to \$1,000 in rent; they each had roughly 4,000 such households. In 1990, these same Super Neighborhoods also had the highest counts of renter households in this rent range, but all three had only 900 to 1,250 such households.

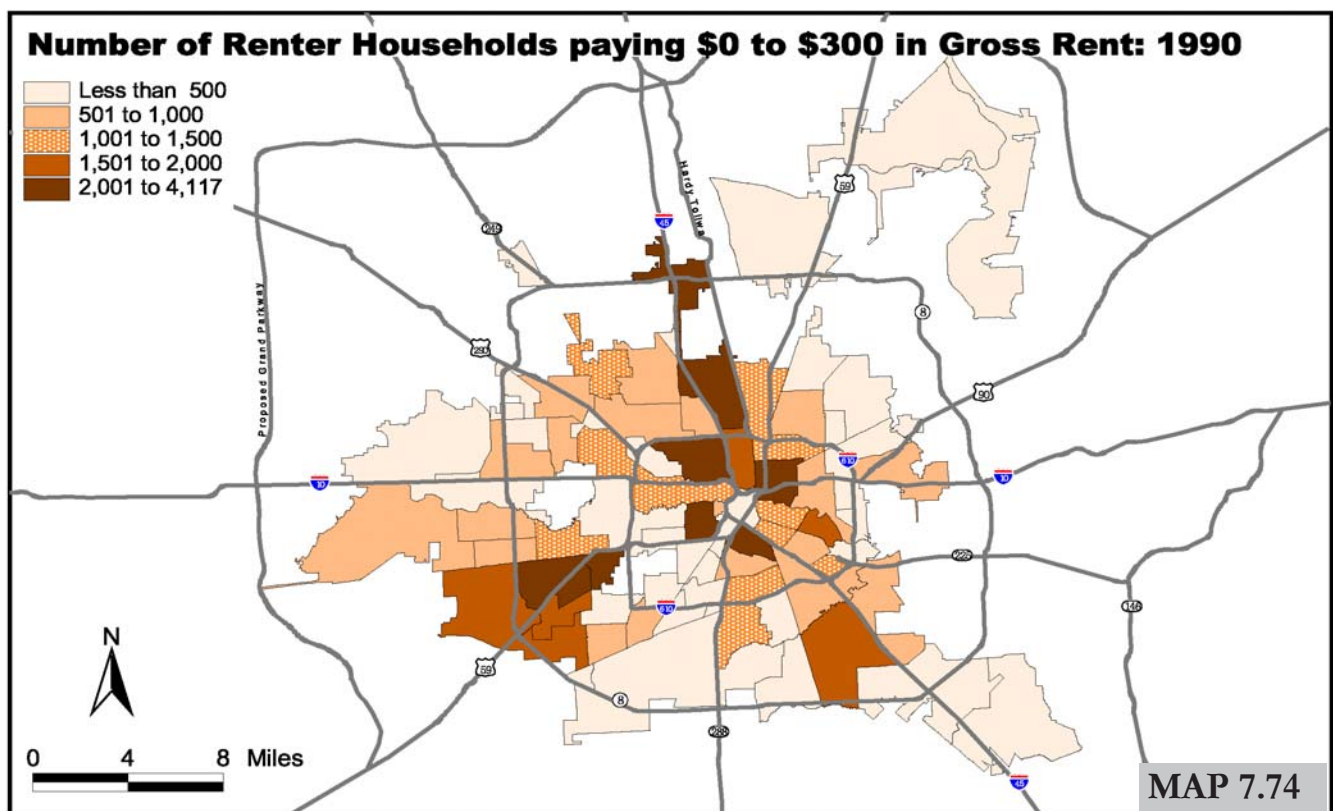
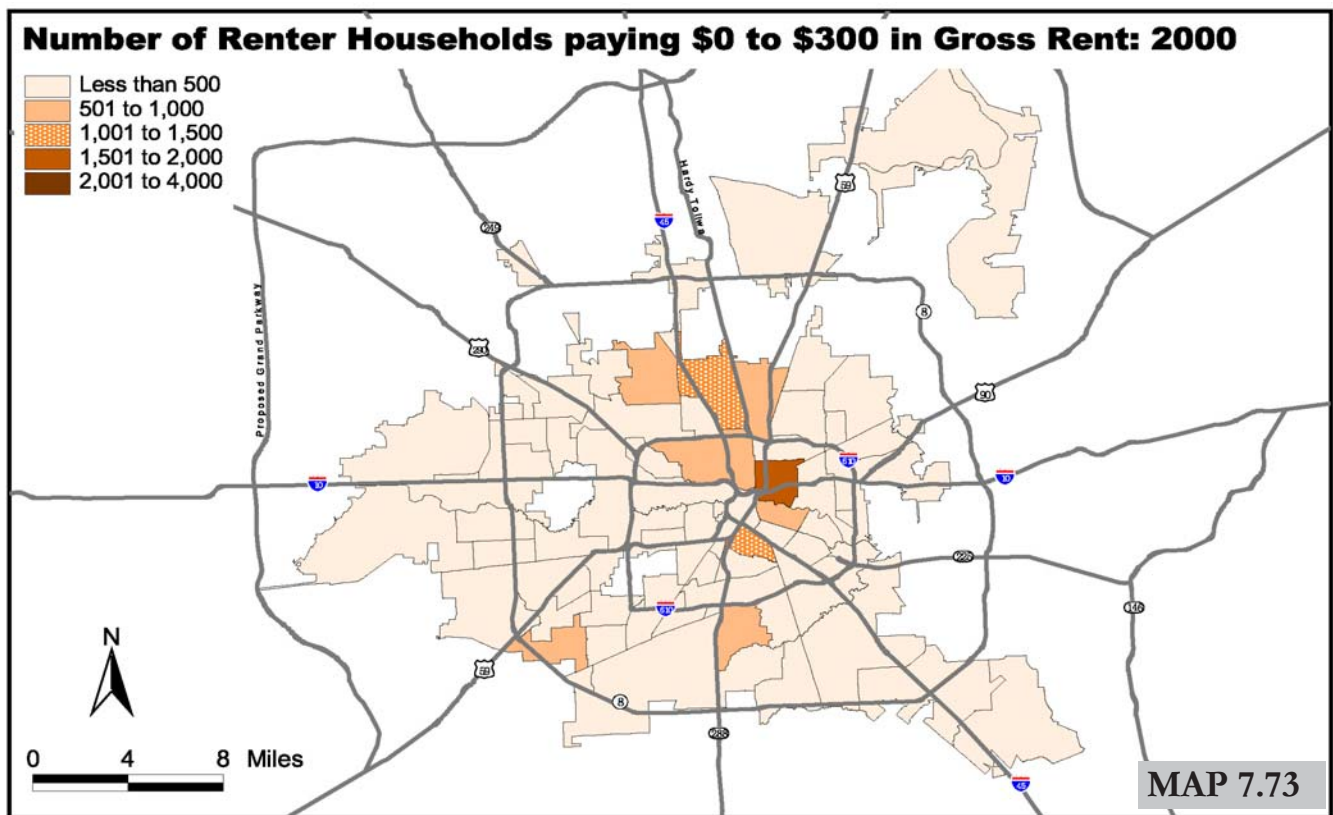
Gross Rent \$1,000 or more

In 2000, renter households paying \$1,000 or more in rent accounted for 8% of all renter households in the City, representing a moderate increase from 4% in 1990.

Most renter households paying over \$1,000 in rent are to be found between IH-10 and Westheimer in the western half of the City, as well as in Clear Lake. Greenway/Upper Kirby and Greater Uptown had the highest counts of such households in 2000, with over 3,000 in each Super Neighborhood. In 1990, the highest count of renter households paying \$1,000 or more was in Greater Uptown (1,685). No other Super Neighborhood had more than 900.

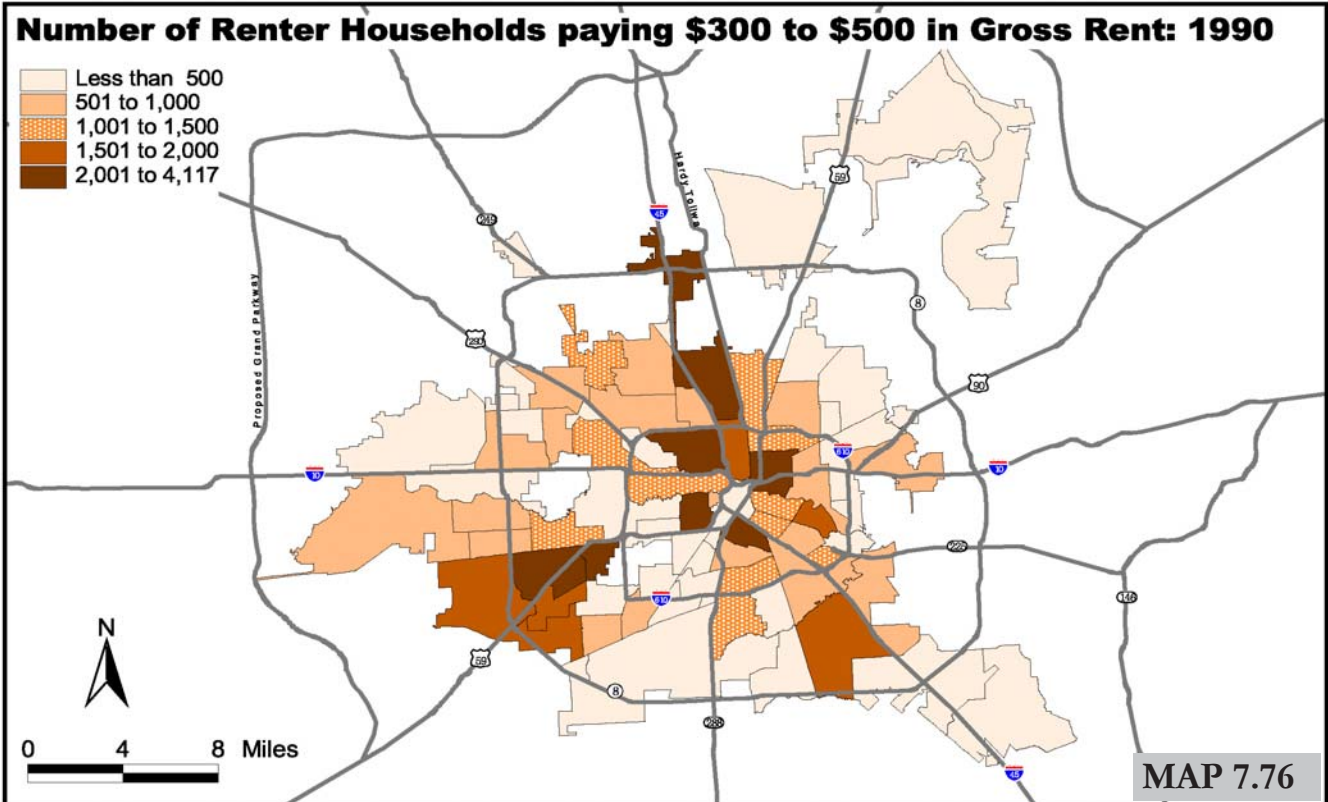
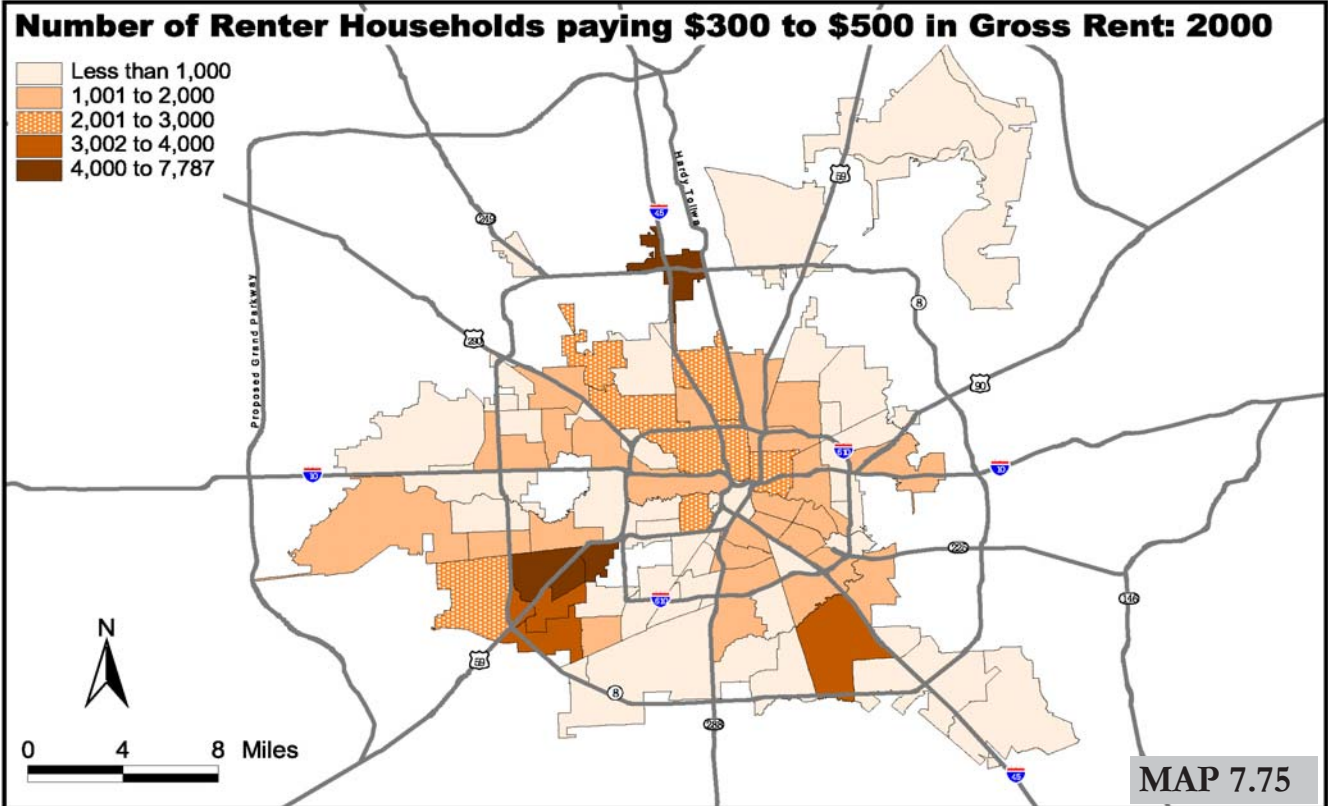
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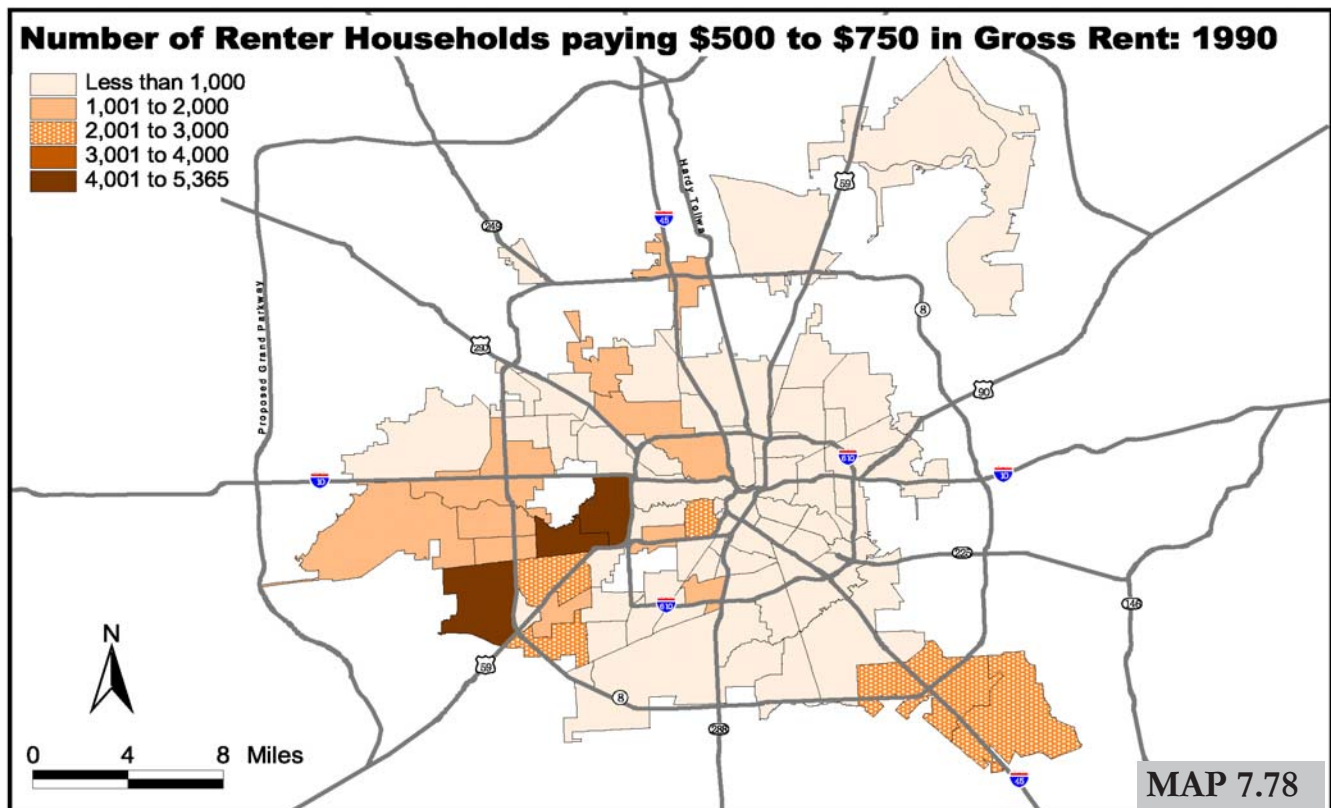
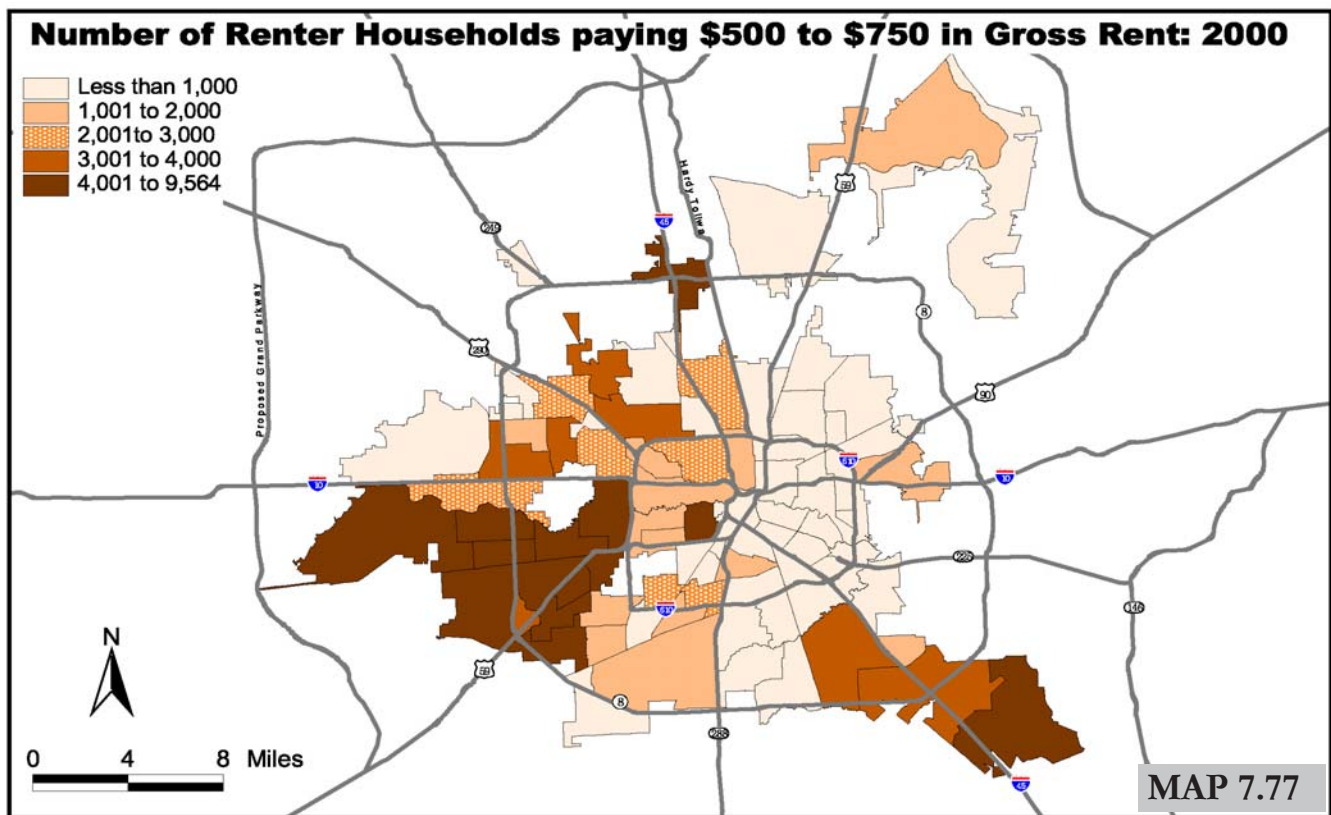
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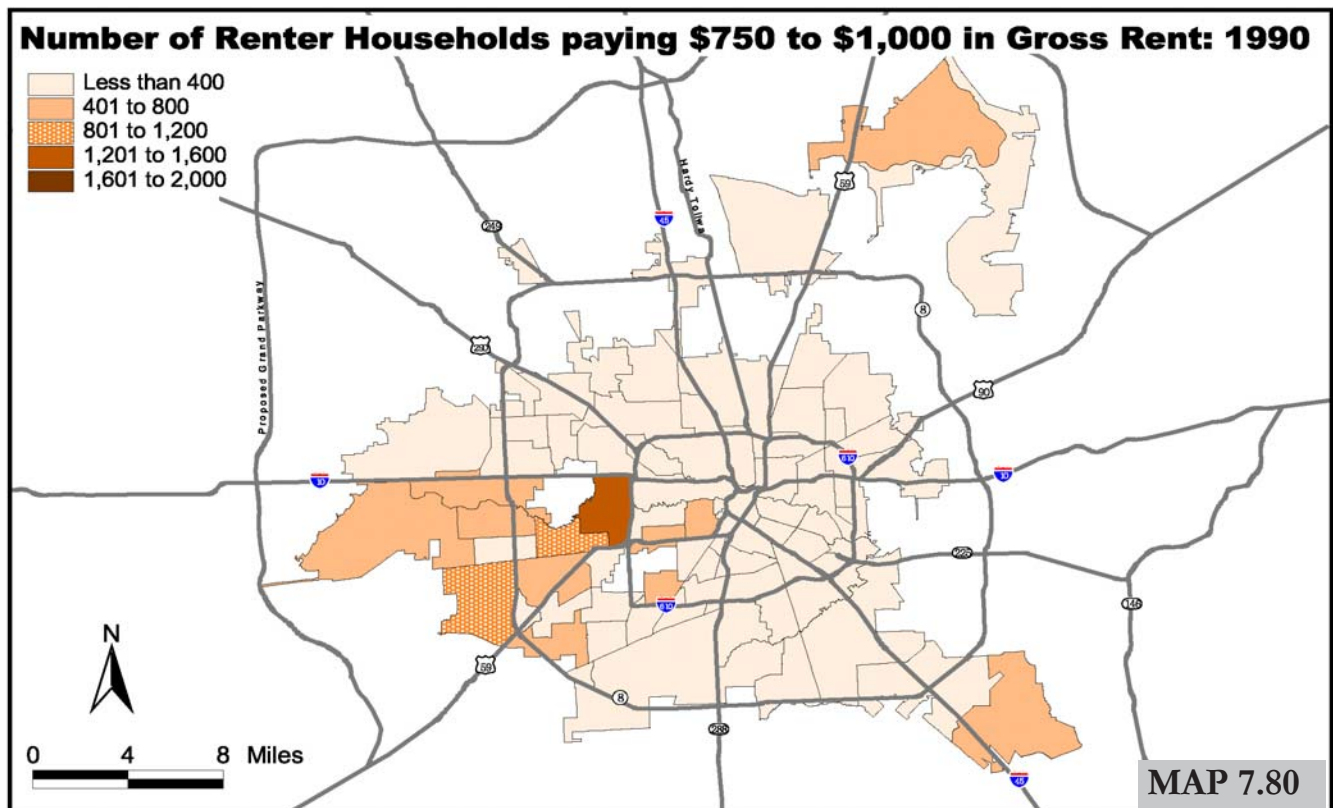
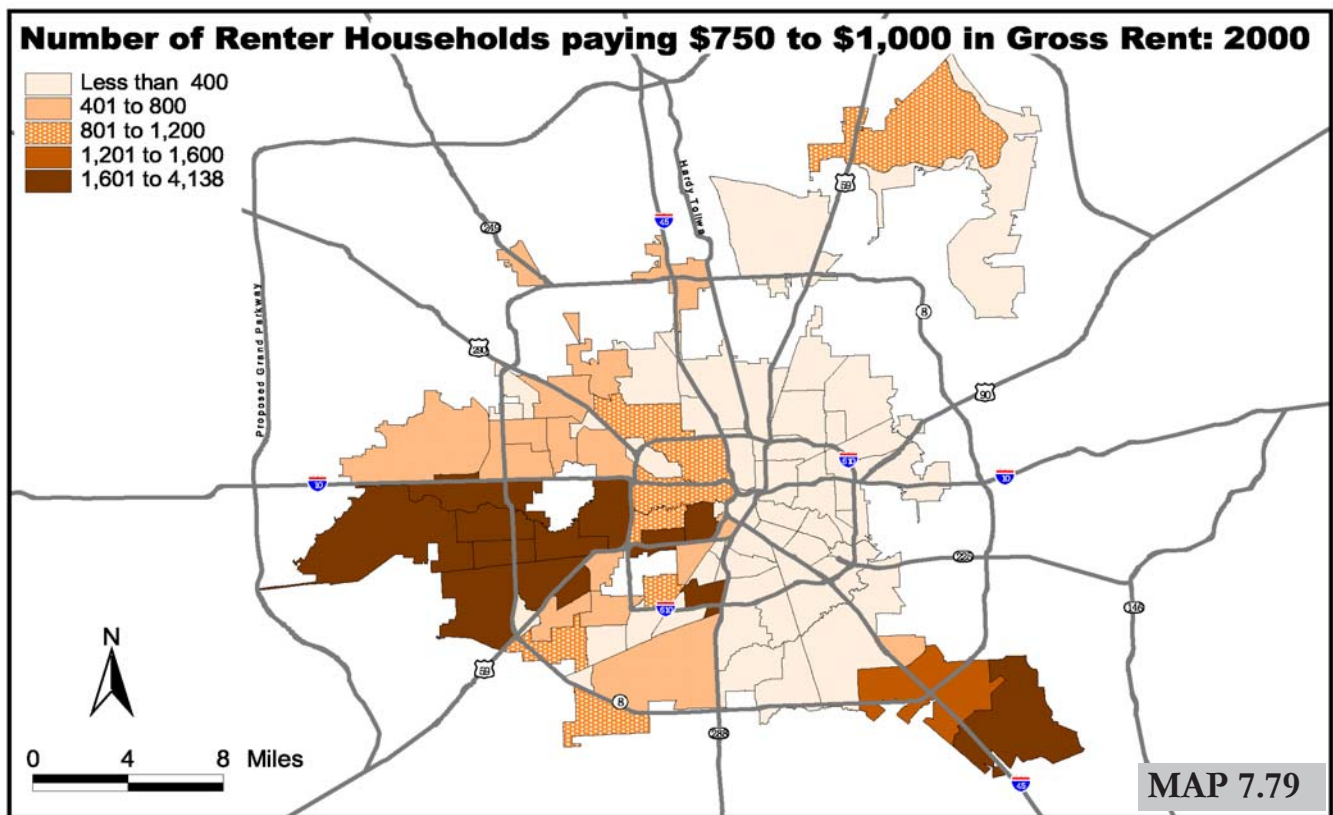
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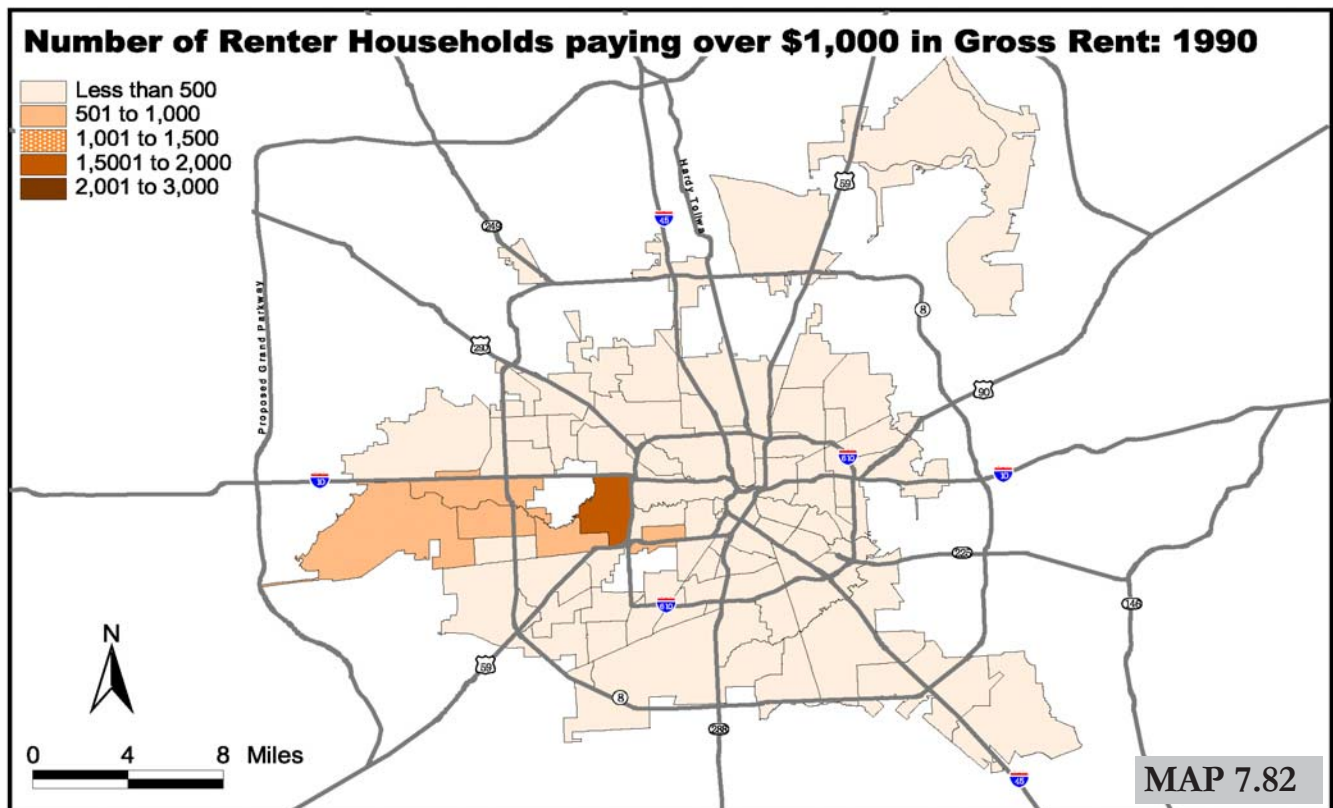
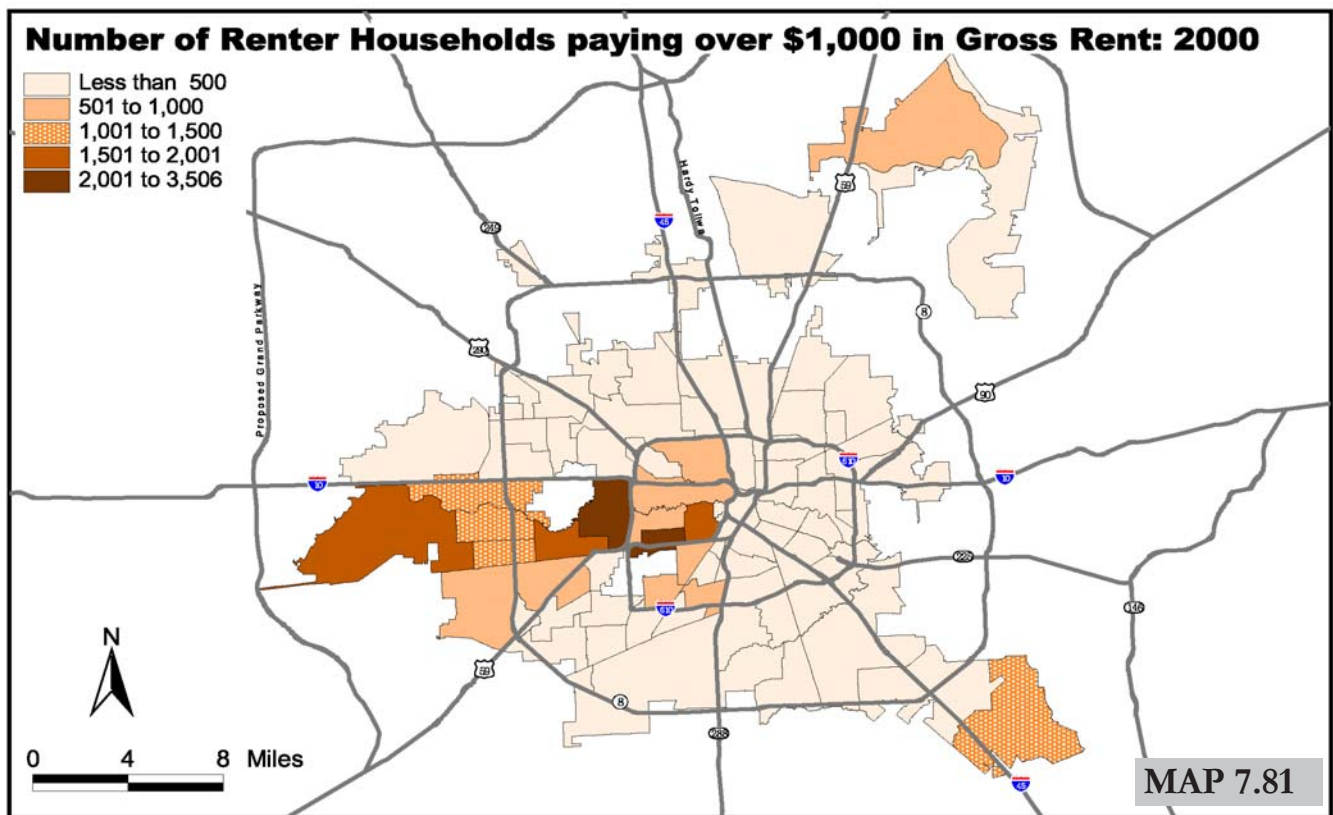
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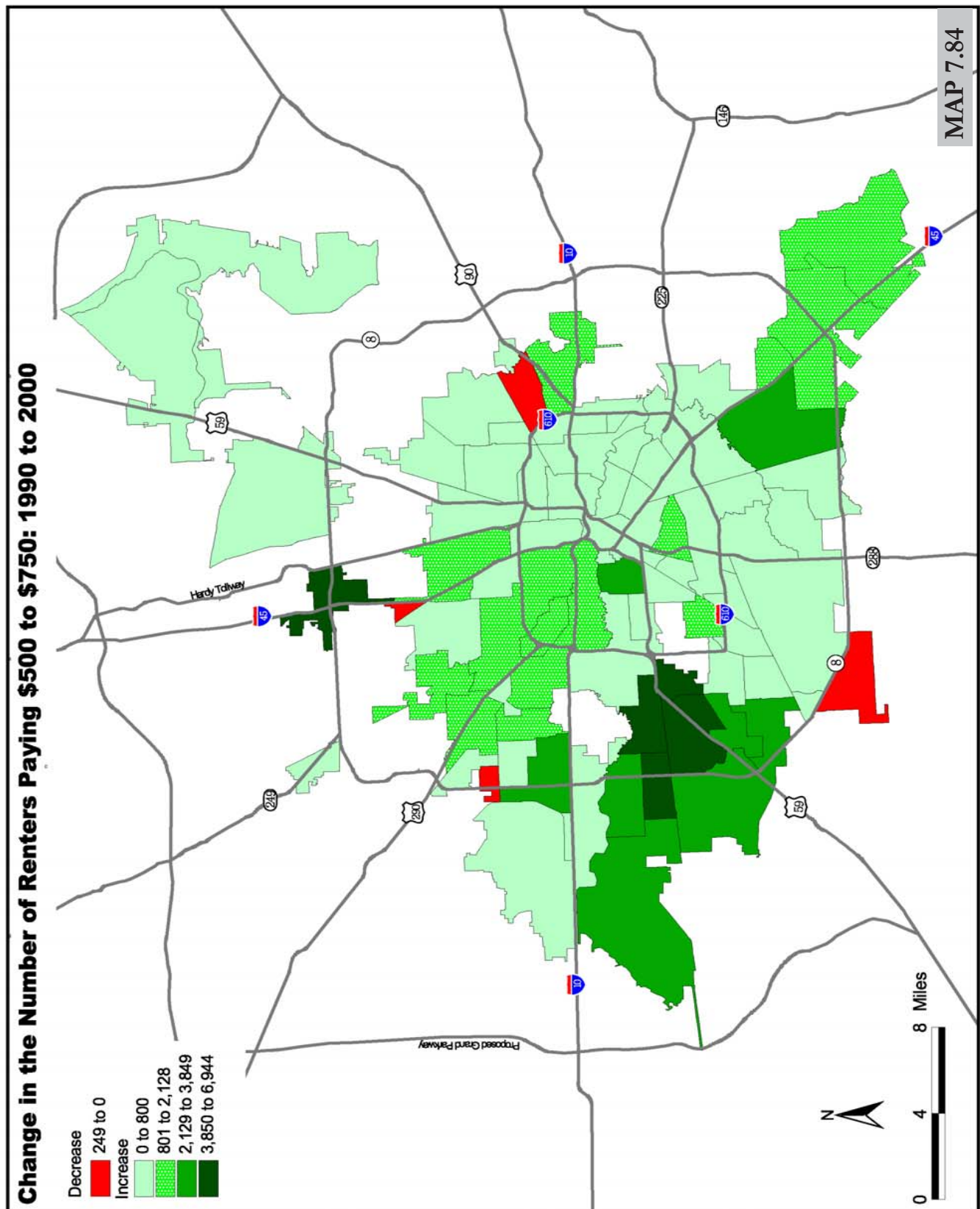
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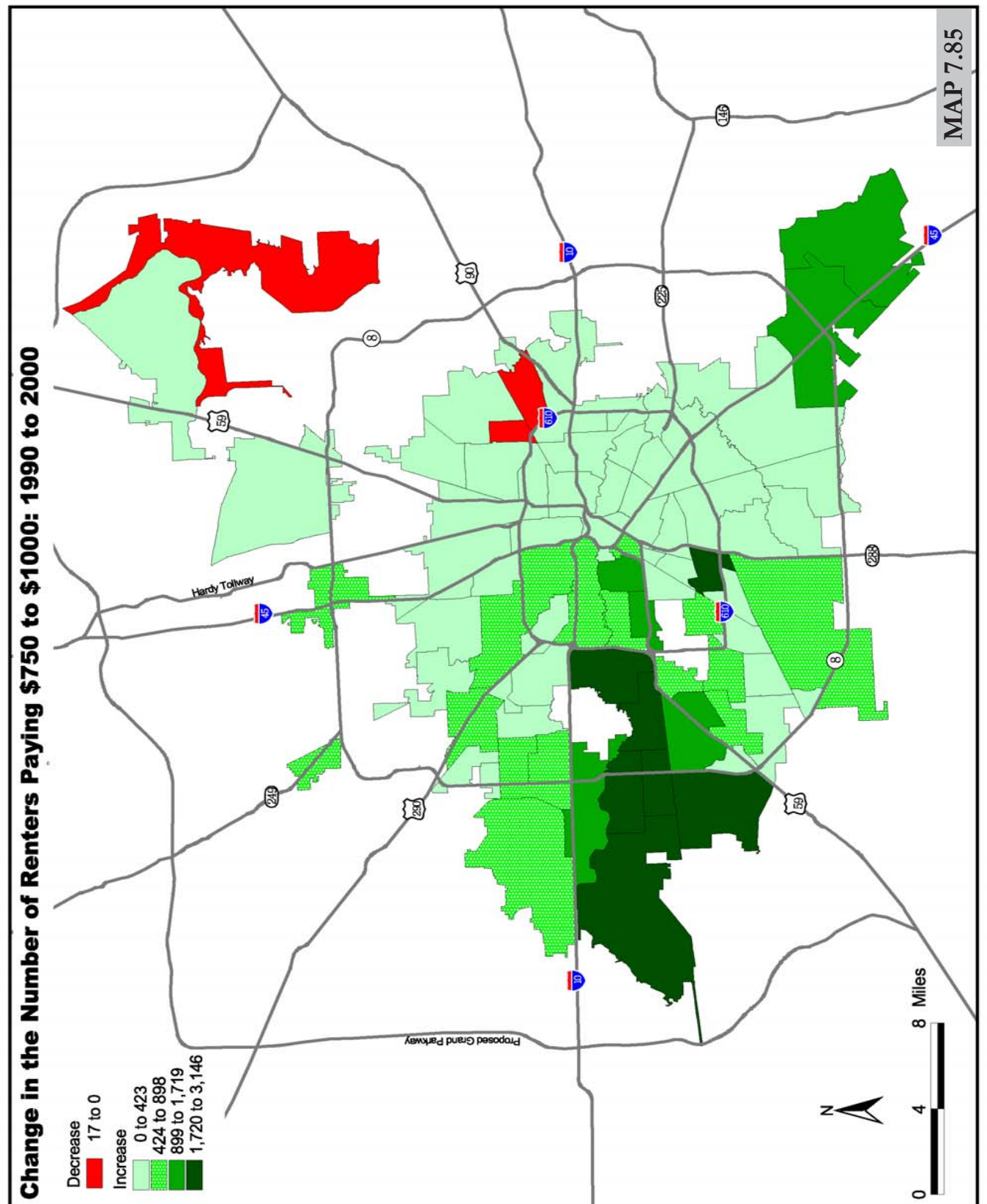
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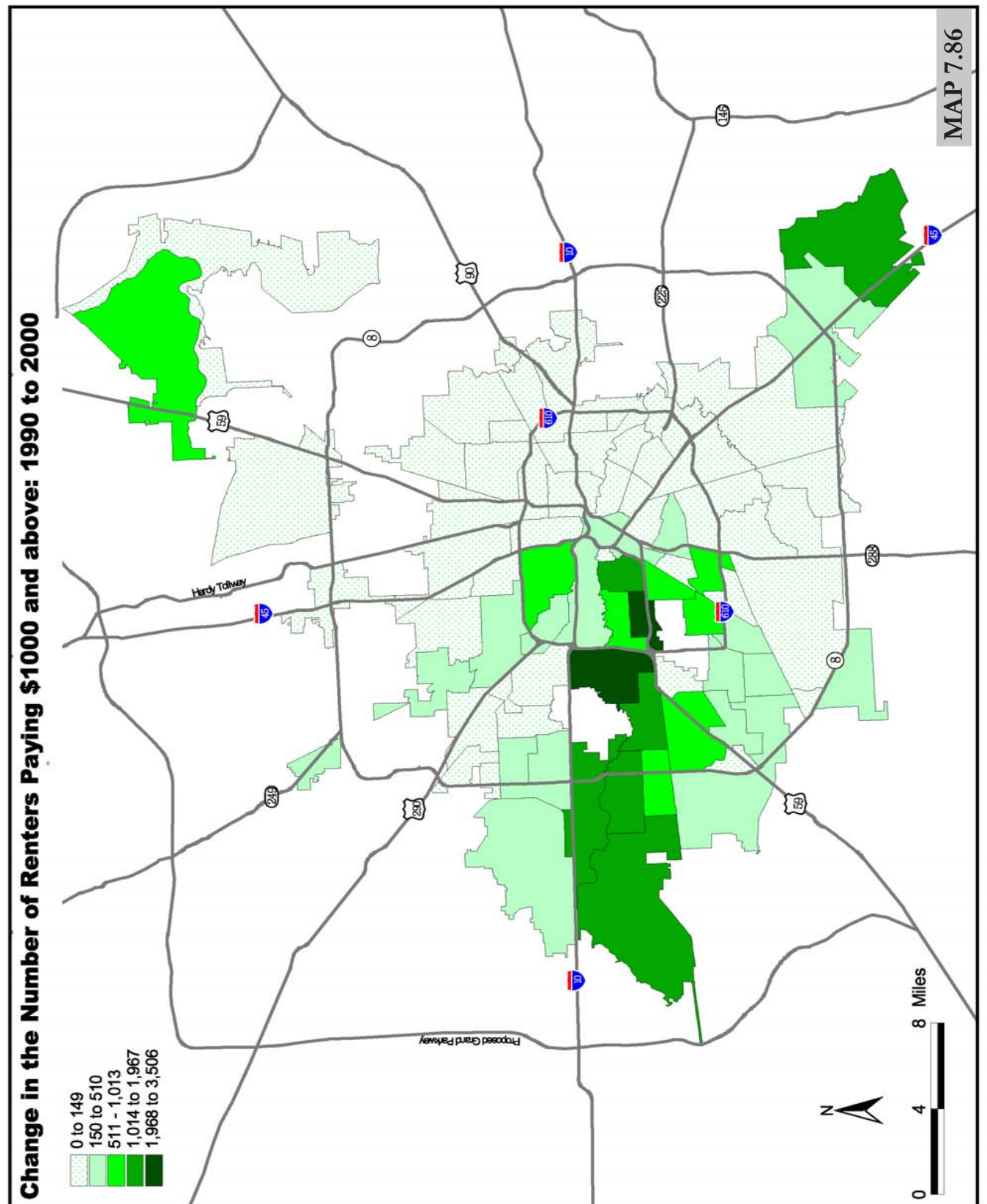
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Houston Housing and Households 2000 (Source: U.S. Census Bureau)
City of Houston Planning and Development Department, Long-Range Planning Division